CAPE VERDE PROPERTY INVESTMENTS LTD
SK House
Windsor
Berkshire
SL4 1SE

CAPE VERDE PROPERTY- SELLER AGREEMENT TERMS

Welcome to Cape Verde Property. We are delighted to collaborate with you to ensure a smooth and successful sale of your property. Below, you will find the essential conditions and procedures for listing and selling your apartment with us.

1. Required Information

Personal Information of the Property Owner:

Full Name and NIF:	MIKE STUART
Telephone Number:	+44 777 62 860 44
Email Address:	mike@capeverdeholiday.com

Property Information:

Property address:	LEME BEDJE - Apartment GST 84
NIP (Property Identification Number):	9400105680005
Condos Fees:	233,798
IUP Fees:	84,319
Key Holder:	Rui +2385957402
Rental Agreement / Rental Tenant:	Not applicable

2. Agency Commission Structure

Our agency's commission policy is structured as follows:

- **For properties priced at €60,000 or above:** A 5% commission applies. This amount will be included in the final sale price.
- **For properties priced below €60,000:** A flat fee of €3,000 applies. This fee will also be included in the final sale price.
- This deposit acts as the agency commission payment on signing of the deeds.

  Important Note: The listed price on our website and the price communicated to potential buyers will always include the agency's commission. In cases where buyers make a lower offer, the seller should understand that the agency's commission remains part of the negotiated price.

3. Reservation Process

To reserve a property, the following steps will be taken:

1. **Reservation Form:**
   a. Both the seller and the buyer must sign a document called the "Reservation Form."
   b. This form will include the buyer's information, the final agreed purchase price, and the required deposit.
2. **Deposit Payment:**
   a. The buyer will transfer the deposit (5% of the property price or €3,000, depending on the case) to
   the agency's account.
3. **Finalizing the Reservation:**
   a. Once the buyer has signed the Reservation Form and paid the deposit, the seller will sign the same form, officially finalizing the reservation.

4. Legal Proceedings

After the reservation process is complete, Cape Verde Property will connect the legal representatives of both parties to begin the transaction process, which includes:

- Drafting and signing the CPCV (Promissory Contract of Purchase and Sale)
- Completing the final deed transfer (Escritura)

We are committed to providing transparent and professional service throughout this process. Should you have any questions or need assistance, do not hesitate to contact us.

Thank you for choosing Cape Verde Property.

Cape Verde Property Team

Property Owner

M.R. Stewart

LEONEL RAMOS
Date: 04/11/26